

RESOLUTION NO: 96-88

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
AN AMENDMENT TO PLANNED DEVELOPMENT 95003
(BARNEY SCHWARTZ PARK)
APN: 25-371-09

WHEREAS, an Amendment to Planned Development 95003 (in conjunction with an Amendment to Conditional Use Permit 95007), to develop Barney Schwartz Park in phases was initiated by the City of Paso Robles, on approximately 40 acres of land located on the south side of Union Road, approximately 1500 feet east of its intersection with Highway 46 East, and

WHEREAS, the 1995 approvals for the park included four (4) ballfields, snack bar, recreational amenities, and parking lot in five (5) development phases, and

WHEREAS, the 1996 amended development plan proposes the development of the remainder of the 40 acre site with four (4) soccer fields, three (3) tennis courts, recreational support buildings, additional parking and multi-modal pathway connections (in addition to the initial four (4) ballfields), in three (3) development phases, and

WHEREAS, on July 18, 1995 the City Council adopted a resolution granting a Negative Declaration for the development of the public park, and

WHEREAS, an Initial Study was prepared for this expanded portion of the project (Attached as Exhibit A), and

WHEREAS, a public hearing was conducted by the Planning Commission on June 24, 1996 and by the City Council on July 16, 1996, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the amended development plan, and

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso De Robles does hereby grant a Negative Declaration status for the Amendment to Planned Development 95003, subject to those conditions contained in the resolution approving that same development plan application.

PASSED AND ADOPTED THIS 16th day of July, 1996, by the following roll call vote:

AYES: Heggarty, Iversen, Martin, Picanco, and Macklin

NOES: None

ABSTAIN: None

ABSENT: None


MAYOR WALTER J. MACKLIN

ATTEST:


RICHARD J. RAMIREZ, CITY MANAGER / CITY CLERK

INITIAL STUDY

DATE: June 10, 1996
FILES: Amendment to Planned Development 95003 & Conditional Use Permit 95007
APPLICANT: City of Paso Robles
APPLICATION: To develop an approximate 40 acre public park facility. The previously approved project included four (4) ballfields, snack bar, recreational amenities and parking lot. The expanded project adds four (4) soccer fields, three (3) tennis courts, additional play ground areas, recreational support buildings and parking, utilizing the full 40 acres.
LOCATION: South side of Union Road, approximately 1500 feet east of the Union Road intersection with Highway 46E.

- 1. BACKGROUND INFORMATION AND PROJECT DESCRIPTION: Attached.
- 2. INITIAL STUDY CHECKLIST: Attached.
- 3. DISCUSSION OF POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS:
If any of the items on the Initial Study Checklist are marked "Yes/Maybe", please see the attached Analysis for discussion and recommendations for mitigation or further environmental study.
- 4. LOCATION MAP: Attached.
- 5. CONSISTENCY OF PROJECT WITH EXISTING GENERAL PLAN, ZONING AND OTHER LAND USE CONTROLS:

- This project is consistent with the City's General Plan, Zoning Ordinance and other land use controls.
- This project involves a request to change the General Plan, Zoning Ordinance, and/or other land use controls.

- 6. DETERMINATION: On the basis of this Initial Study:
 - I find that the proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.
 - I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached Discussion of Environmental Evaluation have been added to the project. A Negative Declaration will be prepared.
 - I find that there is insufficient information to determine whether the proposed project could have a significant effect on the environment and that the applicant needs to provide additional information in the form of an expanded initial study.
 - I find that the proposed project could have a significant effect on the environment, and recommend that an Environmental Impact Report be prepared.

AMENDED PD 95003 AND CUP 95007
(BARNEY SCHWARTZ PARK - CITY INITIATED)

Meg Williamson
Principal Planner

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

DATE: June 7, 1996

FILES: Amendment to Planned Development 95003 and Conditional Use Permit 95007

APPLICANT: City of Paso Robles

APPLICATION: To construct an approximately 40 acre park (portions of which have already been approved for development in 1995). The phased project proposes four (4) baseball/softball fields, four (4) soccer fields, three (3) tennis courts, playground areas, snack bar, recreational support amenities, and parking lot.

LOCATION: South side of Union Road, approximately 1500 feet east of the Union Road intersection with Highway 46 East.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: Approximately 40 acres
2. General Plan Designation: Parks and Open Space (POS)
3. Zoning: Residential Agriculture (RA)
4. Topography: The majority of the site (the northern portion) is relatively flat (1-2% slopes); the southern portion of the site slopes upward at slope percentages ranging between 7-25%; there is a plateau at the most southwesterly portion of the site which has relatively flat topography.
5. Flood Zone Status: The site is not within the 100 year flood area, as delineated on Federal Insurance Rate Maps.
6. Vegetation: The site vegetation consists mainly of grasses. There are five oak trees located on the site, two (2) of which are in very poor health. No oak trees are proposed for removal.
7. Existing Land Use: The site is currently vacant and dry farmed. There is an approved development plan for four (4) softball/baseball fields and associated parking and recreational amenities. This development plan amendment would address development on the remaining portions of the site.

8. Utilities:

Sewer: There is currently no City sewer service available to this site. The closest sewer service lines are located at Golden Hill Road and Highway 46 East.

Water: There is an existing 10-inch water main within Union Road that this project would connect to. There is also an existing City well located at the northeast corner of the site that would be utilized for on-site irrigation.

Power: There are existing PG&E power lines adjacent to the project site, available for to service the project.

9. Access to Circulation System: Access to the project is proposed from Union Road from three (3) driveway entrances. Union Road is a planned arterial road section; dedication to accommodate the widening of Union Road along its south side have been accommodated within the site's design.

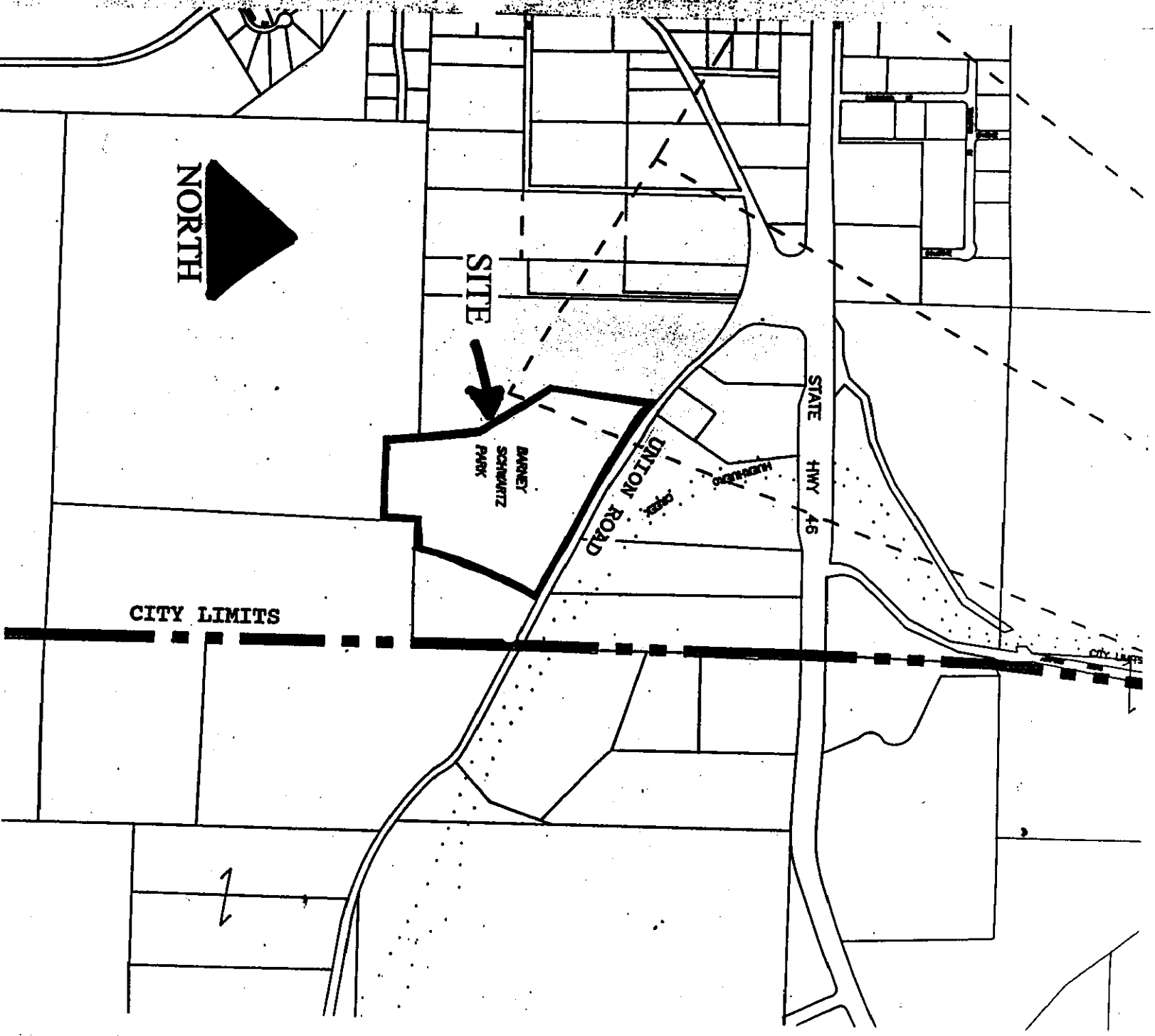
B. SURROUNDING PROPERTIES (General Plan; Zoning; Current Use)

North:	Commercial Service; C-3; existing single family home and proposed retail produce stand
South:	Residential Suburban (RS); Residential Agriculture (RA); vacant
East:	Residential Suburban (RS); Residential Agriculture (RA); vacant
West:	Residential Suburban (RS); Residential Agriculture (RA); vacant

C. SITE HISTORY

In 1995, the Planning Commission and City Council adopted Planned Development 95003 and Conditional Use Permit 95007 to develop a portion of the 40 acre Barney Schwartz Park Site with four (4) baseball/softball fields, concession areas, parking and related recreational amenities. A Negative Declaration was adopted in conjunction with the approval of the development plan application.

Since the time that the PD was approved, the City of Paso Robles Community Services Department has been in discussions with various local recreational groups and the County of San Luis Obispo's Parks Department to address unmet recreational needs, both locally and regionally. The expanded development plans for the Barney Schwartz Park are a result of those discussions, as a means of better meeting community needs.



AMENDED PLANNED DEVELOPMENT 95003
(BARNEY SCHWARTZ PARK - CITY INITIATED)

LOCATION MAP

INITIAL STUDY CHECKLIST

DATE: June 10, 1996

FILES: Amendment to Planned Development 95003 & Conditional Use Permit 95007

APPLICANT: City of Paso Robles

APPLICATION: To development additional portions of an approximate 40 acre park. The previous project approvals included four (4) ballfields, snack bar, recreational amenities and parking lot. The additional development includes four (4) soccer fields, three (3) tennis courts, additional parking and recreational support amenities (playgrounds, concession stands, and restrooms).

LOCATION: South side of Union Road, approximately 1500 feet east of the Union Road intersection with Highway 46E.

This Initial Study Checklist was completed by reviewing the project application in light of the following:

- a. The City's General Plan, Municipal Code and adopted Standards;
- b. Environmental information and studies maintained by the City;
- c. Consultation, when necessary, with Responsible and Trustee Agencies, as defined by CEQA, and other interested parties;
- d. Observation of the project site in the field.

All items checked "Yes/Maybe" will be discussed in the section entitled "Analysis" attached to this checklist.

If an item is checked "No", the project will either not have a/significant effect on the environment, or, any potential significant effects will be mitigated by standard conditions of development required by the City.

<u>Item</u>	<u>Environmental Impact</u>	<u>Yes/Maybe</u>	<u>No</u>
1.	<u>LAND USE, POPULATION, HOUSING:</u>		
a.	Alteration of present or planned land use in an area.....	.....	....X..
b.	Compatibility with existing or planned land uses in an area.....	.....X.....	.....
c.	Alteration of location, distribution, density or population growth rate of an area.....	.....	....X..
d.	Affect existing housing or create demand for additional housing.....	.....	....X..
e.	Airport Land Use Plan.....	.....X.....	.....

Item	Environmental Impact	Yes/Maybe	No
2.	<u>CIRCULATION/TRANSPORTATION:</u>		
a.	Traffic generation.....	X	
b.	Traffic access, movement, hazards.....	X	
c.	Pedestrian, bicycle systems.....	X	
d.	Parking facilities.....	X	
e.	Emergency vehicle access.....		X
f.	Air, rail operations.....		X
3.	<u>GEOLOGY AND SOILS:</u>		
a.	Unstable earth, changes in geological substructures.....		X
b.	Changes to soil strata (disruption, displacement, compaction, etc.).....	X	
c.	Exposure of people or property to landslides and seismic hazards.....		X
d.	Increase in soil erosion.....		X
4.	<u>SURFACE AND SUBSURFACE WATER:</u>		
a.	Changes to groundwater flows.....		X
b.	Groundwater quality and quantity.....		X
c.	Streamcourse alteration and siltation.....		X
d.	Increase in runoff, storm drainage impact.....	X	
e.	Other water-related impacts.....		X
5.	<u>VEGETATION AND ANIMAL LIFE:</u>		
a.	Oak trees.....	X	
b.	Other vegetation concerns.....		X
c.	Wildlife habitats.....	X	
d.	Other wildlife concerns.....		X
6.	<u>AIR QUALITY:</u>		
a.	Creation of air emissions.....	X	
b.	Creation of objectionable odors.....		X
c.	Alteration of air movement patterns.....		X
d.	Other air quality concerns.....		X
7.	<u>PUBLIC SERVICES AND UTILITIES:</u>		
a.	Fire protection.....		X
b.	Police protection.....		X
c.	Water service.....		X
d.	Sewer service.....	X	
e.	Street maintenance.....		X
f.	Other governmental services.....		X
g.	PG&E.....		X
h.	So. California Gas Co.....		X
i.	Sonic Cable TV, Pacific Bell.....		X

Item	Environmental Impact	Yes/Maybe	No
j.	Solid waste disposal.....	.....	...X..
8.	<u>HEALTH AND SAFETY:</u>		
a.	Noise: Creation of or exposure to.....	.....X.....	.....
b.	Light & Glare: Creation of.....	.....X.....	.....
c.	Electromagnetic disturbance, radiation.....	.....	...X..
d.	Health hazards: Creation of or exposure to.....	.....	...X..
e.	Fire, Explosion, Chemical spill.....	.....	...X..
9.	<u>AESTHETICS:</u>		
a.	Visually-sensitive area or corridor.....	.....X.....	.....
b.	Hillside, grading issues.....	.....	...X..
c.	Other aesthetic concerns.....	.....	...X..
10.	<u>PARKS, RECREATION, AND OPEN SPACE:</u>		
a.	Impact on public parks and recreation.....	.....	...X..
b.	Generates need for private recreation.....	.....	...X..
c.	Need to maintain open space.....	.....	...X..
11.	<u>CULTURAL, HISTORICAL, AND ARCHAEOLOGICAL:</u>		
a.	Historic and/or cultural sites.....	.....	...X..
b.	Archaeological sites.....	.....	...X..
12.	<u>NATURAL RESOURCES AND ENERGY:</u>		
a.	Natural resources supply.....	.....	...X..
b.	Energy supply.....	.....	...X..
13.	<u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>		
a.	Potential to degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.....	.....	...X..
b.	Potential to achieve short-term, to the disadvantage of long-term, environmental goals..	.....	...X..
c.	Impacts which are individually limited, but cumulatively considerable.....	.....	...X..
d.	Substantial adverse effects on human beings, either directly or indirectly.....	.....	...X..